

Record and Return To:

City of Groveland

Attn: City Clerk

156 South Lake Ave

Groveland, FL 34736



ORDINANCE 2011-11-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, AMENDING CHAPTER VII – LANDSCAPING, OF THE LAND DEVELOPMENT REGULATIONS IN APPENDIX B OF THE CODE OF ORDINANCES; AMENDING THE PURPOSE; AMENDING THE APPLICABILITY; PROVIDING FOR DEFINITIONS; PROVIDING FOR SUBMITTAL REQUIREMENTS FOR LANDSCAPE PLANS; AMENDING THE GENERAL REQUIREMENTS AND EXEMPTIONS; PROVIDING FOR WATERWISE AND FLORIDA FRIENDLY LANDSCAPING REQUIREMENTS; AMENDING THE LANDSCAPE BUFFER REQUIREMENTS; AMENDING THE INTERNAL LANDSCAPING IN PARKING AREAS AND OTHER SITE AREAS, OTHER THAN SINGLE-FAMILY AND DUPLEX LOTS; AMENDING THE LANDSCAPE REQUIREMENTS FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL AND DUPLEX LOTS; PROVIDING FOR A SECTION ON PROHIBITED PLANT SPECIES; PROVIDING FOR DUAL WATER METERS; PROVIDING FOR A SECTION ON NON-CONFORMING LANDSCAPING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Groveland desires to implement minimum standards for landscaping, buffering and site clearing; and

WHEREAS, the City of Groveland recognizes the importance of encouraging water-efficient landscaping principles and the use of plants that qualify as Florida Friendly Landscaping; and

WHEREAS, the City Council finds that native plant species and buffering provide for a more aesthetically pleasing landscape and development, and assist in diminishing noise, light, and other adverse impacts between sites; and

WHEREAS, the City of Groveland finds that water conservation measures are necessary to protect the future potable water supply for its residents, businesses, and the community.

THEREFORE, be it ordained by the City of Groveland, Florida that the Land Development Regulations, are hereby amended to read as set forth herein.

Section 1. Recitals. The foregoing recitals are incorporated herein.

Section 2. Purpose. That section 1.1 in Article I, Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 1.1. Purpose.

The purpose of this section is to provide minimum standards for landscaping, buffering, and site clearing within the City of Groveland. This section shall be implemented so as to require water-efficient Florida Friendly Landscaping principles and the use of plants that qualify as Florida Friendly Landscaping, promote the preservation of native plant species, to provide for aesthetic landscaping to complement and enhance the value of property of proposed and existing

development and integrate development into the remainder of the City, to provide shade, and minimize potential adverse impacts such as noise, lights and parking areas, and to reduce adverse impacts on wildlife. The provisions of this chapter may be cited as the Landscape Code.

Section 3. Definitions. That Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended by adding a section, to be numbered 1.2, which said section reads as follows:

Sec. 1.2. Definitions.

Caliper: shall mean the minimum trunk diameter of a replacement tree as measured at a predetermined point measurement.

Clearing: shall mean the removal of any trees or vegetation from the land, but shall not include mowing of lawn and field grasses, or removal of underbrush or vines. If a permit is required pursuant the City of Groveland Code of Ordinances, then such action shall not be considered clearing.

Diameter at breast height (DBH): shall mean the trunk diameter of a tree measured four and one-half (4.5) feet above the average ground level at the base of the tree. Provided, however, if the tree forks four and one-half (4.5) feet above ground level, it is measured below the swell resulting from the double stem.

Dripline: shall mean the ground area surrounding the trunk of a tree that is described by the vertical plane enclosing the outermost branches of the tree. For asymmetrical specimens, or those with unusually small crown spear, the dripline area shall in no case be less than that area described by a radial dimension of one (1)

Landscaping: shall mean areas set aside from structures and parking which are developed with natural materials (i.e., lawns, trees, shrubs, vines, hedges, bedding plants, rock) and decorative features or hardscape components, including paving materials, walls, fences, and furniture.

Plant: shall mean any living landscape material including shrubs, trees, turf, grass, etc.

Plant List for the City of Groveland: shall mean the University of Florida IFAS Extension Florida Friendly plant list for approved species and Florida Environmental Department Exotic Plant Database (FLEPPC) listing prohibited species for use within the municipal boundaries of the City of Groveland or prohibited within the municipal boundaries, respectively.

Remove or Removal: as used in this Chapter of these regulations shall mean the cutting down, destruction, or damaging of a tree or trees, or to cause the cutting down, destruction, or damaging of a tree or trees.

Tree: shall mean any living, self-supporting, woody perennial plant which has a trunk diameter of at least four (4) inches at breast height, unless a different diameter is provided elsewhere in this ordinance.

Wetlands shall mean lands which are identified by being inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and non-contiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bayheads, bogs, wet prairies, and freshwater marshes. Dominant wetland vegetation shall be determined as provided in Rule 62-301.400, Florida Administrative Code. In circumstances where the natural boundary of wetland vegetation is unclear, the line of demarcation may be approximated at a surveyed elevation measured at a location in the same wetland where the natural line is clear. In the event an undeveloped area has been recently cleared of all vegetation, the wetland boundary may be determined by a study of the soils, aerial mapping, photography, hydrology, and other historical information as appropriate.

Section 4. Submittal Requirements. That section 2.1 in Article II, Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 2.1. Submittal requirements.

For all development except construction of individual residences, at the time of site plan or construction plan submittal, the applicant shall submit a separate landscape and irrigation system design plan. For construction of individual residences, at the time of applying for a building permit, the applicant shall submit a landscape design plan as well as an irrigation design plan. The landscape design plan shall include, but not be limited to, the location and size of all landscaped areas; a calculation of the amount of irrigated coverage; the location, species, quantity, spacing and size of all trees, hedges and shrubs as well as the proposed type of sod; and vegetation to be preserved. The landscape design plan shall also include any hardscape components including, but not limited to, walls and fences. The irrigation design plan shall include, but not be limited to, location, layout and design of the irrigation system, including location of proposed irrigation lines and heads; an inhibiting or interrupting device or switch on an automatic landscape irrigation system pursuant to Florida Statutes 373.62; and the persons, corporation or agent responsible for continued maintenance of landscaped areas. Submittals shall also adhere to the requirements of Section 4.4.D. in this Article.

Section 5. Applicability. That section 3.1 in Article III, Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 3.1. Applicability.

The landscape requirements comprise 3 elements:

1. Landscape buffers
2. Internal Landscaping (including but not limited to parking areas, building areas, internal roads, storm water pond areas)
3. Single-family and duplex lots

Together these requirements will link new development with the rest of Groveland, soften its boundaries with adjacent rural areas and developed areas, and create attractive spaces and

linkages within the site. An integrated scheme of landscape design will be required for the whole site. The maximum use should be made of existing native trees and tree groups.

Section 6. Downtown area. That section 3.2 in Article III, Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 3.2. Downtown area.

For the purposes of the Landscape Code, the Downtown Area is described as being the north and south sides of Broad Street lying between Lake Avenue and Illinois Avenue, the north side of Orange Street lying between Lake Avenue and Illinois Avenue, and the east side of Lake Avenue, the east and west sides of Main Avenue, the east and west sides of Indiana Avenue and the west side of Illinois Avenue, which lie between Broad Street and Orange Street.

Within the Downtown Area landscaping within individual sites is not feasible. As an alternative the City will create a fund for contributions towards an overall landscape plan for the Downtown Area. In lieu of the strategic landscaping requirement in Section 4.1, the owner of property in the Downtown Area initiating development activity, as defined in Article IV, of property in the Downtown Area will be required to make a monetary contribution of \$250 per tree or pro-rata equivalent into the fund. The City will utilize this fund for landscaping the Downtown Area in accordance with the adopted plan.

Section 7. Strategic Landscaping. That section 4.1 in Article IV, Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 4.1. Strategic landscaping.

The following development activities require conformance to this section and apply to, residential sites larger than 5 acres, new residential construction for which a building permit is required and applied for 90 days after adoption of this ordinance, and all commercial and industrial sites. For the Downtown Area a monetary contribution to off-site planting will apply in lieu of on-site planting in accordance with Section 3.2 above.

1. The provision of any new impervious surfaces, buildings and parking lots, on undeveloped property or undeveloped project sites requires conformance with all the requirements of this Article.
2. Proposed additions to impervious surfaces on existing developments with non-conforming landscaping must provide landscaping in accordance with the percentage requirements as shown on Table A of this Article.
3. A change or expansion in use of an existing development containing non-conforming landscaping and which proposes no additional impervious surfaces shall be required to conform to all of the requirements of this Article.
 - A. Existing developments that require public hearings and/or propose a change of use, rezoning, annexations, special use permits, variances and complex site plan approvals, shall be required to provide landscaping equal to 100 percent of the standard landscaping required by this Article.
 - B. Existing developments that require construction plan approval are required to provide landscaping equal to 100 percent of the standard landscaping required by this Article.

C. Any existing structure proposed for a use different from the previous or existing use and that does not meet the criteria in subsection A. and B. above is required to provide landscaping equal to 15 percent of the standard landscaping required by this Article.

**TABLE A
REQUIRED LANDSCAPING FOR
ADDITIONS TO EXISTING DEVELOPMENT**

TABLE INSET:

AMOUNT OF ADDITIONAL IMPERVIOUS SURFACE PROPOSED	% OF REQUIRED LANDSCAPING TO BE PROVIDED
The addition of 50% or greater of the existing impervious surface OR The addition of 4,000 sq. ft. of new impervious surface (whichever is less)	100% required by this article
The addition of between 49% and 25% of the existing impervious surface OR The addition of between 4,000 sq. ft. and 3,000 of additional impervious surface (whichever is less)	75% required by this article
The addition of between 24% and 5% of the existing impervious surface	25% required by this article
The addition of less than 5% of the existing impervious surface OR The addition of less than 1,999 square feet of impervious surface (whichever is greater)	0% required by this article

Section 8. General Requirements and Exemptions. That section 4.2 in Article IV, Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 4.2. General Requirements and Exemptions.

It shall be unlawful for any person to clear, develop, or increase the developed area of any site or lot unless in compliance with the terms of this Landscape Code. No development order or development permit shall be issued unless it complies with these requirements or unless such development is specifically exempted as specified below. The following activities are exempt from the provisions of the Landscape Code:

- A. Agriculture and Silviculture so long as the operation qualifies as a bona fide farm operation on land classified as agricultural pursuant to Section 193.461, Florida Statutes, or if such activity is regulated through implemented best management practices, interim measures, or regulations developed through the Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services, or a water management district and adopted under Chapter 120, Florida Statutes, under a regional

- program; or if such activity is expressly regulated by the U.S. Army Corps of Engineers or U.S. Environmental Protection Agency.
- B. Emergency maintenance work performed for the protection of public health and welfare.
 - C. Any maintenance to an existing approved landscaped area made in accordance with the approved landscape plan.
 - D. Parks and Conservation lands with an approved Land Management Plan.

Section 9. Waterwise and Florida Friendly Landscaping. That Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended by adding a section, to be numbered 4.3, which said section reads as follows:

Sec. 4.3 Waterwise and Florida Friendly Landscaping.

- A. Landscaping. All ground surface areas of any site or lot shall maintain landscaping to eliminate erosion, reduce the generation of dust particles and other windborne particles, provide aesthetic relief, and further the objectives of this section.
- B. Waterwise and Florida Friendly Landscape Measures with Site-Appropriate Plants.
All required landscaping shall be installed and maintained to meet the following purposes:
 - 1. To conserve and efficiently utilize water.
 - 2. To encourage creative landscape design, create a harmonious and aesthetically pleasing effect with the surrounding landscape designs.
 - 3. To use Waterwise and Florida Friendly Landscaping as defined in §373.185, *Florida Statutes* and/or by St Johns River Water Management District, implementing right plant-right place principles.
 - 4. To use native vegetation.
 - 5. To re-establish native plant communities.
 - 6. To recognize the need to protect groundwater as a natural resource.
 - 7. To use site appropriate plants.
 - 8. To reduce energy costs and maintenance.
- C. Water Efficiency. All required landscaping shall be installed and maintained to be consistent with the water-efficient landscaping requirements established herein. Landowners are additionally encouraged to follow Waterwise Landscapes and Florida Irrigation Society standards as set forth by St Johns River Water Management District. The water-efficient requirements are as follows:
 - 1. Use of mulch. Organic mulches shall be used and maintained around all trees located in turf grass areas, in landscaped areas not planted or not appropriate for growing turf grass, and in all planted areas. Mulch shall be installed two (2) to four (4) inches deep and kept off the root ball. Mulch shall be kept a minimum of four (4) feet from the base of a tree trunk.
 - 2. Limit irrigated lawn areas. The use, type, and location of lawn area in the landscape shall be selected in a planned manner and not used as a fill-in material. Since most lawn varieties used in the landscape require supplemental watering more frequently than other types of landscape plants, turf shall be placed so that it can be irrigated separately. For existing development, replacement of existing turf in the front and/or rear lawn exceeding fifty (50) percent of the total lawn area, whether contiguous or not, shall require replacement with 2,800 square feet

or less of turf per lot and the City strongly recommends following St Johns River Water Management District's Florida-Friendly requirements for landscaping, mulch, gravel, rock, or other low water use materials or any combination thereof. An underlayment, such as black landscape fabric 6.0 mil, is required under gravel, rock and stone.

- i. The following are approved materials: Red lava $\frac{1}{2}$ " to $\frac{3}{4}$ "; canyan stone $\frac{1}{4}$ " to $\frac{3}{4}$ "; river rock $\frac{1}{2}$ " to $\frac{3}{4}$ "; black lava $\frac{1}{2}$ " to $\frac{3}{4}$ "; white marble $\frac{1}{2}$ " to $\frac{3}{4}$ "; grey granite $\frac{1}{4}$ " to $\frac{3}{4}$ "; and ranchero blend $\frac{1}{4}$ " to $\frac{1}{2}$ ".
3. Low water use plants. Landscape plants shall be selected based on appropriateness to the site considering conditions such as soil type, moisture, and sunlight using the principle of "right plant-right place," as described in "Waterwise Florida Landscaping" published by the St. Johns River Water Management District. The plants shall be grouped in accordance with their respective water needs. A list of low water use plants is contained in The Plant List for the City of Groveland.
4. Efficient and well-designed irrigation systems. Up to 2,800 square feet of the lot on any single family or duplex residential lot not to exceed 40% of the pervious area may be irrigated with an installed irrigation system, excluding micro-irrigation and temporary irrigation necessary to establish new plantings. For purposes of calculating the "not to exceed 40%" amount of pervious area for residential lots, the City, at its discretion, may allow an average pervious to impervious area ratio for a group of lots and residences of similar size and construction within the same development. Golf course fairways and greens, public active recreation fields, greenhouses, landscape nurseries, retail nurseries, and agricultural production systems are exempt from meeting these irrigation design criteria. All areas sloped greater than fifteen (15) percent are required to be irrigated with an installed irrigation system. If by irrigating the sloped area the lot will exceed the 2,800 square feet per lot not to exceed 40% of the pervious area allowance, the owner may apply for a waiver from this requirement provided that no more than 4,500 square feet per lot will be irrigated.
 - i. The following system design criteria shall be used:
 - a. Device or switch inhibiting or interrupting automatic irrigation system. Functioning technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture shall be required on all automatic irrigation systems to avoid irrigation during periods of sufficient rainfall. Such technology shall be of the "instant off" type designed to prevent operation of the installed irrigation system during a rain event.
 - b. Irrigation Overthrow. The irrigation system shall be designed to minimize irrigation overthrow onto impervious surfaces and to avoid any ponding effects.
 - ii. The following criteria shall be used by the City Council when evaluating a request for a waiver to exceed the irrigation allowance:
 - a. The slope was not a result of the actions of the applicant, unless the applicant is the developer who designed the development and the developer created the slopes to fit the contours of the land prior to

- development; and
- b. Application of the irrigation allowance would deprive the applicant of rights commonly enjoyed by other properties in the same development or if non-residential, in the same general area, and would work unnecessary and undue hardship on the applicant.
 - c. An applicant must complete and submit an application for a waiver to the planning department. No fee shall be charged for waivers requested within 24 months of adoption of this Section. For waivers requested within 12 months of adoption of this Section, staff may grant a waiver without notice or hearing. City Council will set a waiver fee by resolution. For waivers requested after the first 12 months of adoption of this Section, a resolution will be adopted by City Council after consideration by the Local Planning Agency at a duly noticed public hearing either approving or denying the waiver. Approval may include appropriate conditions, safeguards, or other requirements and time limitations. Notice shall include posting the property, and mailing notice to all property owners within 150 feet of the applicant's property.

Section 10. General Landscaping Requirements. That Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended by adding a section, to be numbered 4.4, which said section reads as follows:

Sec. 4.4. General Landscaping Requirements.

A. Plant Materials. All required landscaping shall meet the following general requirements:

1. **Quality.** All required plant materials shall be installed and maintained in conformance with the provisions of this section and shall conform to the standards for Florida No. 1 or better as given in Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee (97T-05, second edition, February 1998), which is hereby adopted and included by reference herein. All plant material shall be planted in suitable soil to permit its survival. Any plant materials not contained in The Plant List for The City of Groveland and not prohibited by this Chapter must be shown to be suitable for planting.
2. **Soil Analysis.** The existing soils on the site should be analyzed to help determine the appropriate plant types for the site.
3. **Florida Native Plants.** A minimum of twenty-five (25) percent of the required trees and shrubs shall be Florida native species suitable for the site according to Florida Friendly, Right Plant, Right Place principle.
4. **Canopy Trees.** All required canopy trees, except those in the rear yard, shall be a minimum three (3) caliper inches and in a thirty (30) gallon container or greater. All required canopy trees in the rear yard shall be a minimum two and one-half (2 ½) caliper inches and in a thirty (30) gallon container or greater. Equivalent ball and burlap trees may be used but container trees shall be preferred. The minimum height of trees is eight (8) feet and the minimum spread is four (4) feet. Trees that are not

required by this section are not subject to this provision. New tree calipers shall be measured twelve (12) inches above grade. Existing tree calipers are measured at diameter at breast height (DBH) or fifty-four (54) inches in height from grade. Additional tree credits for new canopy trees planted:

- a. Minimum 4-inch caliper X 12-foot height X 5-foot spread = 2 canopy tree credits
- b. Minimum 6-inch caliper X 14-foot height X 6-foot spread = 3 canopy tree credits

Canopy trees shall be provided with a minimum seventy five (75) square foot pervious planting area around the trunk with a minimum diameter of eight (8) feet. Large maturing canopy trees will need more planting area typically. Each planting area shall be landscaped with a mulch ring, groundcover, and other approved plant, in addition to the required tree.

Clustering may be utilized if needed for design intent. Canopy trees may not be utilized under or near utilities and utility easements; rather ornamental/understory trees or palms must be utilized.

5. **Ornamental and understory trees.** Not all understory trees are ornamentals but all ornamentals are understory trees. Ornamentals are a type of understory usually used for decorating or dressing up a landscape. Ornamental/understory trees may be used in place of canopy trees at the customer's discretion in situations where height restrictions or root zone intrusion issues are shown to be a concern, such as under power lines at a ratio of two (2) ornamental/understory trees to replace each canopy tree. All required ornamental/understory trees shall be a minimum of two and one-half (2 ½) caliper inches and in a thirty (30) gallon container or greater. Equivalent ball and burlap trees may be used, but container trees shall be preferred. The minimum height of trees is eight (8) feet and the minimum spread is four (4) feet. Trees that are not required by this section are not subject to this provision. New tree calipers shall be measured six (6) inches above grade for trees that are under four (4) inches caliper and measured twelve (12) inches above grade for trees that are equal to or larger than four (4) inches tree caliper. Existing tree calipers are measured at diameter at breast height (DBH) or fifty-four (54) inches in height from grade. For multi-trunk trees, trunks shall have an average cumulative caliper of four (4) inches with no single trunk measuring less than one (1) inch. Credits for new ornamental/understory trees planted:

- a. Minimum 4-inch caliper X 10-foot height X 5-foot spread = 2 ornamental tree credits
- b. Minimum 6-inch caliper X 14-foot height X 6-foot spread = 3 ornamental tree credits

Adequate spacing shall be maintained to protect and allow for the growth of the root systems of each tree. Special precautions shall be taken to not locate trees under or near utility easements.

Required ornamental/understory trees shall have a maximum spacing of fifty (50) feet. However, clustering may be utilized if needed for design intent. Spacing of tree groupings shall not exceed 75-feet.

6. **Palms.** Palms may be used in place of ornamental, understory or canopy trees to meet the minimum tree requirements. In no case shall the total number of palms of all species combined account for more than ten (10) percent of the required canopy trees nor more than twenty (20) percent of the required ornamental/understory trees. The minimum size of palms is four (4) feet of clear trunk for tree form palms. (Sago Palm is exempt from this height requirement). Two (2) palm trees count as one (1) canopy tree unless it is a large specimen palm tree such as a Medjool or Date Palm which may be counted as one (1) palm tree to two (2) canopy. Special precautions shall be taken to not locate palms under or near utility easements.

TREE MATRIX

SINGLE FAMILY RESIDENT – NEW TREES; NOT EXISTING TREES

TYPE	WHEN PLACED	MINIMUM CALIPER SIZE
CANOPY TREE	BETWEEN SIDEWALK AND CURB (STREET TREE)	3.0" INCHES CALIPER, MEASURED AT 12" ABOVE FINAL PLANTING GRADE
CANOPY TREE	IN FRONT OF HOUSE	3.0" INCHES CALIPER, MEASURED AT 12" ABOVE FINAL PLANTING GRADE
CANOPY TREE	IN REAR OF HOUSE	2.5" INCHES CALIPER, MEASURED AT 12" ABOVE FINAL PLANTING GRADE
UNDERSTORY	IN FRONT OF HOUSE	2.5" INCHES CALIPER, MEASURED AT 6" ABOVE FINAL PLANTING GRADE IF LESS THAN 4" CALIPER; MEASURED 12" ABOVE FINAL PLANTING GRADE WHEN EQUAL TO OR GREATER THAN 4" CALIPER
UNDERSTORY	IN REAR OF HOUSE	2.5" INCHES CALIPER, MEASURED AT 6" ABOVE FINAL PLANTING GRADE IF LESS THAN 4" CALIPER; MEASURED 12" ABOVE FINAL PLANTING GRADE WHEN EQUAL TO OR GREATER THAN 4" CALIPER
ORNAMENTAL	IN FRONT OF HOUSE	2.5" INCHES CALIPER, MEASURED AT 6" ABOVE FINAL PLANTING GRADE IF LESS THAN 4" CALIPER; MEASURED 12" ABOVE FINAL

		PLANTING GRADE IF EQUAL TO OR GREATER THAN 4" CALIPER
ORNAMENTAL	IN REAR OF HOUSE	2.5" INCHES CALIPER ,MEASURED AT 6" ABOVE FINAL PLANTING GRADE IF LESS THAN 4" CALIPER; MEASURED 12" ABOVE FINAL PLANTING GRADE WHEN EQUAL TO OR GREATER THAN 4" CALIPER
MULTI-TRUNK ORNAMENTAL /UNDERSTORY	IN FRONT OF HOUSE	4" TOTAL COMBINED CALIPER OF TRUNKS NO SINGLE TRUNK TO MEASURE LESS THAN 1" IN CALIPER MEASURED AT 12" ABOVE FINAL PLANTING GRADE
MULTI-TRUNK ORNAMENTAL /UNDERSTORY	IN REAR OF HOUSE	4" TOTAL COMBINED CALIPER OF TRUNKS NO SINGLE TRUNK TO MEASURE LESS THAN 1" IN CALIPER MEASURED AT 12" ABOVE FINAL PLANTING GRADE

**Number of Canopy Trees required per Lot
is in addition to Number of Street Trees required based
on Lot size**

CANOPY	UP TO 6,000	TWO (2) PLUS CANOPY TREES BETWEEN SIDEWALK AND CURB
CANOPY	6,001 TO 10,000	THREE (3) PLUS CANOPY TREES BETWEEN SIDEWALK AND CURB
CANOPY	10,001 +	FOUR (4) PLUS CANOPY TREES BETWEEN SIDEWALK AND CURB

7. **Shrubs.** Shrubs shall be used for all visual screens that are required pursuant to the provisions of this section and shall be planted on minimum centers no greater than forty-eight (48) inches. The minimum installed height of shrubs shall be three (3) feet in height by twenty-four (24) inches spread. Their spread shall be appropriate for their size and species. The following standard applies:
- a. In Type A, B, or C landscape buffer, shrubs shall be a minimum of three (3) feet in height at the time of planting and in a minimum of a three (3) gallon container.
 - b. In Type D and E landscape buffers, shrubs shall be a minimum of three (3) feet tall at the time of planting and in a minimum of a five (5) gallon container. Small or shrub-form palms shall be a minimum of three (3) feet from the ground surface to the apical bud. Shrubs planted to fulfill the requirement of a Type D or E buffer shall be able to obtain a height of four (4) feet in twelve (12) months, under normal growing conditions.
 - c. Shrubs shall be required for individual residential lot landscape in the front yard, and in the front yard and the front/side yard on a

corner lot to essentially frame the house in the front yard and the front/side yard on a corner lot. To meet these requirements, the minimum installed height of shrubs shall be three (3) feet by twenty-four (24) inches spread on minimum centers no greater than forty-eight (48) inches. For shrubs not required, but installed there are no height, spread or distance requirements.

SHRUB AND GROUND COVER MATRIX

SINGLE FAMILY RESIDENTIAL

TYPE	LOCATION ON PROPERTY	HEIGHT & SPREAD	SPACING OF CENTERS
BUSHES & SHRUBS	FRONT OF HOUSE; FRONT OF HOUSE AND FRONT/SIDE YARD ON CORNER LOT	36" H; 24" SPREAD	MAXIMUM 48" CENTERS
BUSHES & SHRUBS	REAR OF HOUSE; SIDES OF HOUSES NOT ON CORNER LOT	NO REQUIREMENT	NO REQUIREMENT
GROUND COVER	FRONT OF HOUSE	1 GALLON	MAXIMUM 36" CENTERS
GROUND COVER	ALL SIDES OF HOUSE	1 GALLON	MAXIMUM 36" CENTERS
GROUND COVER	REAR OF HOUSE	1 GALLON	MAXIMUM 36" CENTERS

8. **Ground Covers.** Ground covers shall be used when required pursuant to the provisions of this section and shall be planted on minimum centers no greater than thirty-six (36) inches. The minimum installed size of groundcovers shall be one (1) gallon. Their spread shall be appropriate for their size and species. Required groundcovers shall be planted to provide complete coverage planted to industry standards.
9. **Lawn Grass.** Required grass areas may be sodded, plugged, sprigged, or seeded and shall provide complete coverage planted to industry standards within 180 days. Except as provided below complete coverage shall mean that, once established, not more than ten (10) square feet cumulative of bare ground per one-quarter (1/4) acre of grass area is exposed. Nothing herein shall be construed to prevent the conversion of lawn grass areas to Florida Friendly landscapes. Solid sod shall be used on slopes greater than fifteen (15) percent. On slopes greater than fifteen (15) percent complete coverage of required grass areas shall mean that, once established, not more than five (5) square feet cumulative of bare ground per one-quarter (1/4) acres of grass area

is exposed. Slopes greater than fifteen (15) percent the sloped area shall be completely covered, as defined above, with either sod, ground cover, or a combination of both to stabilize the slope.

10. **Site Appropriateness.** All landscape material shall be suited to soil and climate conditions of the site in order to conserve water.
11. **Synthetic Lawns and Plants.** Synthetic or artificial turf, trees, and plants shall be prohibited from use in lieu of required live plantings.
12. **Architectural Planters.** The use of permanent or moveable architectural planters may be permitted. The planters shall be adequately sized for palms, ornamental trees, and shrubs, shall not cause the roots to bind and shall permit water to drain through the base of the planter. Required canopy trees are prohibited from being planted in moveable planters.
13. **Existing Trees.** Existing trees may be used to meet tree requirements in accordance with the following criteria:
 - a. The tree shall be in very good health and free of pests, disease, or injury.
 - b. The tree shall meet the requirements above for canopy, ornamental, and palms.
 - c. The tree shall not be a prohibited species.
 - d. To count for buffering or interior landscape requirements, the tree shall be located within the appropriate corresponding area.
 - e. Tree credits shall be given for existing qualifying canopy trees as follows:

Existing Tree Size based on DBH	Number of Trees Credited for required landscape (not used for replacement trees)
3 inches – 6.99 inches	1 Canopy Tree Credit
7 inches – 12.99 inches	2 Canopy Tree Credits
13 inches or greater	3 Canopy Tree Credits

- f. Ornamental trees meeting a minimum cumulative caliper shall be credited as one (1) existing ornamental tree = 1 replacement [Minimum four inch (4") caliper X eight (8) foot height X minimum four (4) foot spread. The spread shall be that which is appropriate for a tree of its size and species, but in no case less than four (4) feet.]
14. **Existing Shrubs.** Existing shrubs may be used to meet shrub requirements in accordance with the following criteria:
 - a. The shrub shall be in very good health and free of pests, disease, or injury.
 - b. The shrub shall not be a prohibited species.
 - c. To count for buffering or interior landscape requirements, the shrub shall be located within the appropriate corresponding area.

15. **Plant Substitutions to approved plans.** Changes to the landscape section of the approved site plan shall require an amendment to the site plan, unless:

- a. The change affects ten (10) percent or less of any plant species; or
 - b. A buffer is moved less than ten (10) feet.
- B. Diversity. In order to guard against disease susceptibility, all required landscaping shall meet the requirements below. No more than (50) percent of the trees or shrubs required shall be of the same species. Live oak trees required for parking lot landscaping are exempt from this requirement.
- C. Installation. All landscaping shall be installed according to "Selecting and Planting Trees and Shrubs," published by the University of Florida/Florida Cooperative Extension Service (Institute of Food and Agricultural Sciences, Circular 858, October 2003) or to "Waterwise Florida Landscapes" published by the St. Johns River Water Management District, which describes the principles of "right plant, right place." These publications are hereby adopted and included by reference herein. The natural growth habit of a tree shall be considered in advance of conflicts which might arise (i.e. view, signage, lighting, and similar conflicts). Plantings in close proximity to roadways and intersections shall meet the site distance requirements of the Florida Green Book as developed and issued by the Florida Department of Transportation.
- D. Irrigation Systems. All installed irrigation systems shall be designed to provide irrigation appropriate to meet the needs of the landscape area to be served. An irrigation system design plan shall be required. In designing irrigation system design plans, the primary consideration shall be water conservation. The irrigation system design plan for other than single family lots and duplex lots shall be prepared by a landscape architect or engineer and overlaid on a copy of the property's boundary survey and site plan. The irrigation plan for single family lots and duplex lots shall be overlaid on the property's boundary survey and may be prepared by the general contractor. The irrigation plan shall depict irrigation heads, spray coverage, zones, timer location, back-flow preventer, and any and all other components of the irrigation system. Irrigation systems shall be designed to provide the minimum irrigation necessary to ensure the survival of the plant material and shall be designed to avoid runoff and promote optimal percolation.
- a. Temporary irrigation is the preferred method of irrigation and installed irrigation shall be discouraged.
 - b. The irrigation system shall be in compliance with the Florida Building Code and Section 373.62, Florida Statutes, for inhibiting or interrupting devices or switch. Micro-irrigation systems shall be encouraged, provided they are in compliance with the Florida Building Code. All irrigation systems shall use zones, automatic timers, back-flow preventers, and inhibiting or interrupting devices or switch. Landscaped areas less than five (5) feet in width shall incorporate micro-irrigation, if irrigated.
 - c. Irrigation shall be limited as required by the applicable water management district irrigation rule.
 - d. To conserve potable water, the use of reclaimed water, storm water ponds, and cistern collection shall be encouraged for irrigation if the water quality will meet the needs of the landscape. Developments seeking to use water from retention

ponds or natural lakes shall comply with all requirements of the St. Johns River Water Management District.

- e. All new irrigation permits will require a separate meter for irrigation that will be installed by the City at the owner's expense to meter the outside water usage separately from indoor usage.
 - f. All emitters in rotor or spray zones shall have matched precipitation rates.
 - g. Sprays and rotors used shall be either pressure regulating emitters, or multi-stream (MP) rotors.
 - h. Check valves shall be installed on all heads in lower lying areas to eliminate draining of the entire zone when it shuts off and depressurizes (low-head drainage).
 - i. All irrigation systems with the capacity to operate spray heads and rotors shall be limited to no more than 40% of a single family or duplex residential lot's pervious area, not to exceed 2,800 square feet, the only exception being use of micro irrigation or temporary irrigation supplied through hose and bib which is necessary to establish new plantings.
- E. Maintenance. All landscaping shall be maintained so as to present a neat, healthy, and orderly appearance free of refuse and debris. Use of high amounts of fertilizer and pesticides is discouraged.
- F. Notification. In any residential plat where landscaping is proposed on individual lots, the final plat and restrictive covenants shall contain a provision that notifies prospective lot purchasers of the landscape maintenance requirements.
- G. Re-vegetation Required.
- a. Re-vegetation shall be required within six (6) months of expiration of any development order if natural vegetation was disturbed and if the landscaping has not been completed in accordance with the landscape plan.
 - b. If site development or construction ceases for six (6) months on a site, then the entire site shall be re-vegetated if natural vegetation was disturbed and if the landscaping has not been completed in accordance with the landscape plan.
 - c. If re-vegetation is required, the property owner shall submit and have approved an interim landscape plan within thirty (30) days of written notice from the City Manager or designee for re-vegetation of the subject property, which shall provide for stabilized vegetative groundcover of trees, grasses, forbs, or legumes consistent with the original condition of the site. The re-vegetation plan shall indicate the method and location of tree replacement required by any tree removal permit.

Section 11. Landscape Buffer Requirements. That section 5.1 in Article V, Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 5.1. Landscape buffers.

- A. General Buffer Requirements. Any approved development order, other than for a single family or duplex lot, shall provide for the following buffers.
- 1. Buffering from adjacent properties. Landscape buffering shall be required at the time of development as specified in Table 1 below.

- a. If no buffer exists on the adjoining property or if the existing buffer fails to meet the requirements of the table below, buffering shall be required. In order to utilize a buffer on an adjoining property to meet the regulations, the buffer on the adjoining property must have been required by a development order issued by the City of Groveland.
 - b. Commercial parcels within a master planned commercial center, or mixed use Planned Unit Developments (PUD) may use the buffer installed on adjacent parcels within the same development if such buffers were required by a development order issued by the City of Groveland.
 - c. Single-family residential subdivisions of less than ten (10) lots and a density of less than one (1) dwelling unit per net acre shall be exempt from this buffer requirement.
 2. Buffering from public roadways. Any parcel adjacent to a public right-of-way shall have a landscape buffer along its right-of-way that reflects the landscape requirements of the zoning district across the road/street or a Type A landscape buffer, whichever is greater. A Type C landscape buffer is required for parcels along US 27, SR 19, and SR 50.
 3. Internal roadway buffering. Any development order shall require that:
 - a. All single-family and multi-family development shall provide internal tree-lined roads. Street trees shall be selected from the canopy tree list, as listed in the Plant List for The City of Groveland, and planted at a spacing of no less than thirty-five (35)) feet on center, where practical, and along both sides of roads. These street trees shall be located between the street and the sidewalk. . A street tree may not be counted towards meeting tree requirements for a lot. A root barrier system, approved by the City, shall be required for all street tree plantings.
 - b. When the proposed development is only on one side of the road, then street trees shall be required for the developed side of the road. Street trees shall comply with the Florida Green Book.
 4. Access roads adjacent to subdivisions. A Type A landscape buffer shall be installed between any internal subdivision road and the property line of the adjacent subdivision or lot(s). The buffer shall be installed within seventy-five (75) feet of the adjacent property line.
 5. Buffering of retention ponds. Where a retention pond landscaping buffer required in Section 6.1, I., Article VI of Chapter VII will immediately abut any other type of required landscaping buffer, the most stringent landscaping buffer requirements will apply. Both landscaping buffers will not be required to be installed to the extent the retention pond landscaping buffer abuts the other type of landscaping buffer.
- B. Landscape Buffers. The table below provides the required buffer and specific requirements.

Table 1 – Landscape Buffers between Zoning Districts.

	<u>AG</u>	<u>R-1A</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>	<u>C-SR50</u>	<u>M-1</u>	<u>GS-1</u>	<u>GS-2</u>	<u>REC</u>	<u>INST</u>	<u>UTIL</u>	<u>PUD</u>
<u>AG</u>	*	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>R-1A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>R-1</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>R-2</u>	<u>A</u>	<u>A</u>	<u>A</u>	*	*	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>R-3</u>	<u>B</u>	<u>B</u>	<u>B</u>	*	*	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>D</u>	<u>B</u>
<u>C-1</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>B</u>
<u>C-2</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>B</u>
<u>C-SR50</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>B</u>
<u>M-1</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>B</u>	<u>B</u>	*	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>C</u>
<u>GS-1</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>GS-2</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>REC</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>B</u>	<u>D</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>B</u>
<u>INST</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>D</u>	<u>B</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>C</u>	<u>B</u>
<u>UTIL</u>	<u>B</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>C</u>	<u>A</u>	<u>B</u>
<u>PUD</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>

* Indicates that no landscape buffer is required.

Buffer type E is required when a proposed heavy industrial use is adjacent to a residential area.

Does not apply to Central Business District.

Table 2 – Land Use Buffer Area Requirements

<u>Buffer Area Type</u>	<u>Width Options (All options available unless restricted.)</u>	<u>Landscape Requirements (per 100 linear feet)</u>
<u>A</u>	<u>20 feet</u>	<u>Three canopy trees;</u> <u>Two ornamental trees;</u> <u>Two-foot high hedge; and</u> <u>15% of landscape groundcover other than turf</u>
	<u>15 feet</u>	<u>Four canopy trees;</u> <u>Three ornamental trees;</u> <u>Two-foot high hedge; and</u> <u>20% of landscape groundcover other than turf</u>
<u>B (Note 1 below)</u>	<u>20 feet</u>	<u>Three canopy trees;</u> <u>Two ornamental trees;</u> <u>Two-foot high hedge; and</u> <u>15% of landscape groundcover other than turf</u>
	<u>15 feet</u>	<u>Four canopy trees;</u> <u>Three ornamental trees;</u> <u>Two-foot high hedge;</u> <u>Six foot wall or fence; and</u> <u>20% of landscape groundcover other than turf</u>

<u>C (Note 1 below)</u>	<u>50 feet</u>	<u>Three canopy trees;</u> <u>Two ornamental trees;</u> <u>Two rows of hedges, two feet high; and</u> <u>10% of landscape groundcover other than turf</u>
	<u>25 feet</u>	<u>Four canopy trees;</u> <u>Three ornamental trees;</u> <u>Two rows of hedges, two feet high;</u> <u>Six foot high wall, fence, or berm or a combination thereof; and</u> <u>15% of landscape groundcover other than turf</u>
	<u>15 feet</u>	<u>Five canopy trees;</u> <u>Four ornamental trees;</u> <u>Two rows of hedges, two feet high;</u> <u>Six foot high wall or solid fence; and</u> <u>20% of landscape groundcover other than turf</u>
<u>D (Note 1 below)</u>	<u>80 feet</u>	<u>Six canopy trees;</u> <u>Five ornamental trees;</u> <u>Two rows of hedges, three feet high;</u> <u>Four foot high berm; and</u> <u>15% of landscape groundcover other than turf</u>
	<u>40 feet</u>	<u>Eight canopy trees;</u> <u>Seven ornamental trees;</u> <u>Two rows of hedges, three feet high;</u> <u>Six foot wall or berm or combination of the two; and</u> <u>20% of landscape groundcover other than turf</u>
<u>E (Note 1 and 2 below)</u>	<u>50 feet</u>	<u>Ten canopy trees;</u> <u>Eight ornamental trees;</u> <u>Two rows of hedges, four feet high;</u> <u>Four foot high berm;</u> <u>Six foot high wall on top of the berm; and</u> <u>20% of landscape groundcover other than turf</u>

Note 1 – Commercial and office uses are not required to have a wall along the frontage road.

Note 2 – The minimum requirements for a tree planted in a Buffer Type E shall be three inches caliper and a forty-five gallon container. The minimum height of trees is ten feet. Allowable trees planted in Buffer Type E shall not include palms.

- C. Supplemental requirements for subdivisions and site plans. The following requirements supplement the tables above and shall be used to install and maintain the required buffer.
1. Separately platted or phased developments shall require a landscape buffer pursuant to the landscape buffer requirements between internal plats or phases.
 2. Required walls shall be solid, and surfaces shall be finished. Allowed wall types mean solid walls and include Exterior Insulation Finish Systems (EIFS) with stucco, brick, finished or textured block, pre-cast and poured-in-place concrete with a finished surface. Solid fences, where required, shall be opaque. One-sided wood fences shall be installed with wood posts to the inside of the property that is

installing the fence. Chain-link and barbwire fencing may not be used to meet the buffer requirements.

3. Additional requirements:

- a. Seventy-five (75) percent of the required landscape buffer shall be located on the right-of-way side of any required fencing, walls, or any other screening structures. In addition, at least one row of required buffer shrubs shall be located on the right-of-way side of any buffer wall or other buffering structure.
 - b. Any wall, fence, or other buffer structure built on the right of way side of a public right-of-way for property which requires a landscape plan shall consist of harmonious buffering material that has a consistent and uniform texture, color, and pattern along all major collector or arterial roadways.
 - c. Landscape buffers shall be installed and maintained on the property being developed and not on public right of way.
4. All pervious areas shall have ten canopy trees per acre minimum. Some parts of the site may be left as open space, but the total number of trees shall average ten canopy trees per acre for pervious areas. Other landscape requirements may be used to meet this requirement such as required landscape buffering and retention pond landscaping. Permanent water bodies, wetlands, and wet retention ponds shall be excluded in calculating the amount of pervious area requiring ten canopy trees per acre.
5. Subdivisions greater than ten lots shall place the required landscape buffers in a separate tract or easement that shall be maintained by a property or homeowners' association.
6. Landscape materials within buffers along rights-of-way shall be designed to display variety, color, form, and texture, by emphasizing native and drought tolerant plants. Such variety and color may be accomplished by using a combination of shrubs and ornamentals from the Plant List for The City of Groveland. The placement of landscape materials within landscape buffers shall have a rational relationship to the existing patterns and densities of adjoining areas which have been designed or preserved. Arrangements shall replicate natural conditions and shall not be linear unless dimensional limitations necessitate such an arrangement or linear arrangement are part of a formal landscape directly related to the architecture of the building(s) or are part of a formal street tree landscape.

Section 12. Internal Landscaping in Parking Areas and Other Site Areas, Other than Single-family and Duplex lots. That Article VI in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

ARTICLE VI. INTERNAL LANDSCAPING IN PARKING AREAS AND OTHER SITE AREAS

Sec. 6.1. Internal Landscaping Requirements in Parking Areas and Other Site Areas, Other than Single Family and Duplex Lots.

Any development order other than for single-family or duplex dwellings shall require that all ground surface areas used on commercial, institutional, community facility, industrial, condominium, recreational vehicle parks, or multi-family sites shall have internal landscaping to provide visual and climatic relief from broad expanses of pavement and channelize and define logical areas for pedestrian and vehicular circulation. The following special landscaping requirements apply to commercial, institutional, community facility, industrial, condominium, recreational vehicle parks, and multi-family sites. The City's planner will inspect the landscaping after installation to ensure it was installed in accordance with the landscaping design plan and irrigation design plan, and in accordance with City code. A root barrier system, approved by the City, shall be required for all tree plantings required in this Section 6.1.

A. Interior parking areas. Landscape islands shall be provided within parking areas, as described below to prevent excessively long, contiguous runs of parking spaces. These areas shall use curbs, wheel stops, bollards, or other control measures to prevent encroachment or damage to trees and vegetation. This requirement shall not apply to parking garages, staging, and storage areas at distribution centers. A minimum of fifty percent (50%) of the required interior parking area trees shall be live oak trees.

1. Single row terminal landscape islands. A single row parking bay shall not contain more than ten (10) contiguous parking spaces or extend more than one hundred and twenty (120) feet, whichever is more restrictive. One single-row terminal landscape island, with a minimum pervious area of three hundred (300) square feet and a minimum width of twelve (12) feet, shall be provided at each end of a single-row parking bay. Each single-row terminal landscape island shall contain at least one (1) canopy tree. Required maximum two (2) foot high screening shrubs shall be used the entire length of the landscape island, or as limited by sight distances. Please see below Figure D – Single and Double-Row Terminal Landscape Island – Perspective View
2. Double row terminal landscape islands. A double row parking bay with head-to-head parking shall not contain more than twenty (20) contiguous parking spaces in a two (2) rows by 10 space configuration or extend more than one hundred and twenty (120) feet, whichever is more restrictive. One double-row terminal landscape island, with a minimum pervious area of six hundred (600) square feet and a minimum width of twelve (12) feet, shall be provided at each end of a double-row parking bay. Each double-row terminal landscape island shall contain at least two (2) canopy trees. Required maximum two (2) foot high screening shrubs shall be used the entire length of the landscape island, or as limited by sight distances.
3. Intermediate landscape islands. Intermediate landscape islands shall be provided for any parking lot with eighty (80) or more parking spaces, and an additional intermediate landscape island shall be provided for every additional twenty (20) parking spaces in excess of eighty (80). Each intermediate landscape island shall have a minimum pervious area of three hundred (300) square feet and a minimum width of twelve (12) feet, and each intermediate landscape island shall contain at least one (1) canopy tree. Required maximum two (2) foot high screening shrubs shall be used the entire length of the landscape island, or as limited by sight distances. Alternatively, a minimum seven (7) foot wide landscape strip may be provided between head-to-head parking, which may count as the required

intermediate landscape island for every three hundred (300) square feet of pervious area provided. If a landscape strip is used, ornamental landscape trees and shrubs shall be planted within the landscape strip on minimum thirty (30) foot centers. The interval location/s for installing Intermediate landscape islands is dependent on the configuration of the parking lot and must be aesthetically pleasing as determined by the City in its discretion. Please see below, Figure E – Intermediate Landscape Islands.

4. Limited off-street paved parking areas. Interior portions of off-street parking facilities, which are not specifically designed as parking spaces or maneuvering areas, shall not be paved for vehicle use.
5. Parking lot trees and substitutions. All trees in the parking lots shall be canopy trees, unless otherwise provided. A maximum of twenty (20) percent of the required canopy trees in the parking lots may be substituted for palm trees. Palm trees used as substitutions in parking lots shall be planted at a 2:1 ratio (cabbage palms, Washingtonia palms, and Windmill palms) in relation to canopy trees with the exception of Canary Island palms, Date palms, and Paurotis palms, which may be planted at a 1:1 ratio.
6. Perimeter trees and spacing. Canopy trees shall be planted an average of fifty (50) foot centers around the total perimeter of the parking lot and all vehicular service areas. Clustering may be used, but spacing shall not exceed one hundred and fifty (150) feet apart. The canopy trees shall be planted between eight (8) feet and thirty (30) feet from the edge of pavement. Canopy trees within the landscape buffers may be used if they fall within thirty (30) feet from the edge of paving or vehicular service area.

B. Building Landscapes, other than Industrial.

1. Buildings shall have landscaping areas planted with trees, shrubs, and groundcovers, other than sod, around the building as follows:
 - a. Building perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more around a minimum of forty (40) percent of the total building perimeter, and within twenty-five (25) feet of the building walls.
 - b. Minimum planting requirement. One (1) canopy tree or three (3) ornamental trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) square feet of planting area in (a) above. Trees installed for any other requirement of this section may be credited towards this requirement if in the required location.

C. Pervious Parking. Parking spaces provided in excess of the minimum required shall be constructed of pervious materials, such as turf blocks or grassed parking areas. Additional pervious parking may be provided, if not otherwise prohibited by other provisions of the City of Groveland Codes, in the following areas:

1. Adjacent to parking lot landscape islands to allow for the percolation of water and the exchange of oxygen for the tree roots.
2. In low impact areas or infrequent use areas such as churches or the outlying parking areas of malls or other shopping areas.

D. Internal Access Roads. Developments with internal access roads shall be required to plant one (1) canopy tree on each side of the road approximately every fifty (50) feet.

Access roads immediately in front of commercial structures and other buildings do not have to meet the internal access road tree requirement, but do have to meet other parking landscape requirements. Parking lot island canopy trees may be used to meet this requirement if they fall within thirty (30) feet from the edge of the pavement along the internal access road.

- E. Accommodations for Lighting and Other Features. Islands shall be enlarged beyond the minimum requirement if necessary to accommodate light poles, fire hydrants, or other necessary features. Light poles may be located within the parking area rather than in landscape islands if necessary to ensure that the lighting placement does not conflict with the location or normal growth of landscape island trees.
- F. Rain Gardens. Parking lot islands are encouraged to use curb breaks and create swale or depression areas to allow for the percolation of rainwater and parking storm water. Attention shall be given to the selection, placement and durability of landscape material within rain garden areas to ensure their long-term viability. Any proposed rain garden areas must comply with all storm water requirements. Smaller rain gardens that serve as landscape islands shall adhere to all canopy and understory requirements for landscape islands.
- G. Guardhouses. An area greater than or equal to fifty (50) percent of the footprint of any guardhouse shall be landscaped immediately adjacent to the guardhouse to create an aesthetic landscape. When the guardhouse is located within the roadway median, the required landscaping shall also be planted in the median. Clear zones and clear sight lines must be maintained for any landscape within the road right of way. The clear zone shall consist of an area between two (2) feet and eight and one half (8.5) feet in height from the road elevation. The landscape area shall consist of shrubs, groundcovers, and trees. Sod or other ornamental landscaping may be used in the remaining area around the guardhouse as long as fifty (50) percent of the guardhouse square footage area has been landscaped. Landscaping shall be required on the entrance side of gates and walls as follows:
 - 1. A minimum of four hundred (400) square feet of landscape area shall be provided on each side of an entrance road.
 - 2. Within each entrance area of four hundred (400) square feet, one (1) canopy tree or three (3) ornamental trees shall be provided.
 - 3. The landscape area shall have shrubs, perennials, vines or other ornamental plantings other than sod. When a utility easement or other restrictive condition restricts the use of trees, then the tree portion of this requirement may be waived or limited by the City Manager or designee.
- H. Retention Ponds Landscaping. Three (3) canopy trees for every 150 linear feet of retention pond bank shall be required as measured at the top of pond bank. Trees shall be planted within forty (40) feet from the top of bank line and include a ten (10) foot clear zone for maintenance. A minimum of three (3) canopy trees shall be required at retention ponds. Curvilinear retention ponds, rather than geometric or rectangular ponds, are required.
- I. Screening of Heating/Ventilation/Air Conditioning Units. Where heating/ventilation/air conditioning units are located on the ground surface area, they shall be screened from view. A combination of a fence and a berm or shrubs shall be required.

Section 13. Landscape Requirements for Individual Single-Family Residential and Duplex Lots. That Article VII in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

ARTICLE VII. LANDSCAPE REQUIREMENTS FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL AND DUPLEX LOTS

Sec. 7.1. Landscape Requirements.

No development permit or certificate of occupancy shall be issued for an individual single-family residential or duplex lot unless in compliance with this section. The requirements of this section shall be noted on the development permit. Single family residence or duplex lot replacing 50% or more of their landscape must submit a landscape and irrigation plan for new landscape overlaid on the property's boundary survey or scaled site plan. The City's utility engineering inspector will inspect the landscaping after installation to ensure it was installed in accordance with the landscaping design plan and irrigation design plan, and in accordance with City code.

A. Canopy Tree Requirements. Each single-family or duplex lot shall provide canopy trees as follows:

1. A minimum of two (2) canopy trees for lots 6,000 square feet or less.
2. A minimum of three (3) canopy trees for lots between 6,001 and 10,000 square feet.
3. A minimum of four (4) canopy trees for lots between 10,001 to 15,000 square feet.
4. A minimum of five (5) canopy trees for lots between 15,001 and 43,560 square feet.
5. A minimum of eight (8) canopy trees for lots larger than one acre up to two (2) acres.
6. A minimum of eleven (11) canopy trees for lots larger than two (2) acres and up to three (3) acres.
7. A minimum of fifteen (15) canopy trees for lots larger than three (3) acres up to five (5) acres.
8. A minimum of twenty-five (25) trees for lots greater than (5) acres.

B. Street Trees. Street trees may not count towards the number of trees required for a lot.

C. Other landscaping requirements. Any principal dwelling unit shall have landscape areas planted with shrubs or groundcovers other than sod, around the perimeter of the structure as follows:

1. Minimum planting based on size of structure. For purposes of this section, the first floor footprint shall include the area of the first floor of all principal and accessory structures.

D. Preservation of existing trees. Existing trees that are classified as protected trees (i.e. any trees not exempt from the tree protection section of the City's Land Development Code) and trees greater than three (3) inches in diameter shall be preserved unless within the areas required for access, infrastructure, building footprint or within a five (5) foot offset of the footprint for the residence. Stem wall construction shall be used where necessary to achieve this requirement. The following exceptions may be allowed to this requirement:

1. Trees in fire prone areas, such as pine forests, or in rural communities with a density of less than two (2) dwelling units per acre, may be removed with the appropriate permit, a distance of up to thirty (30) feet from a building, upon written authorization by the City of Groveland Fire Chief or designee.
 2. Existing fire-prone vegetation may also be removed up to thirty (30) feet from the structure's wall with permission granted by the City of Groveland Fire Chief or designee. The minimum landscaping required by this section shall be provided.
 3. Any trees or vegetation that is protected by other laws such as wetland trees shall not be removed without prior written approval from the Water Management District or the appropriate jurisdictional agency.
- E. Avoid damage by structures. Structures shall be located to avoid removing or damaging protected trees to the maximum extent possible.
- F. Streets allowed in front yard. Only canopy trees planted in the front yard of a lot will count towards the canopy tree requirement set forth in subsection A above. For purposes of this Section for corner lots, the front yard includes the front yard, and the side yard fronting an improved street or road. Nothing prohibits the planting of one or more canopy trees in side or rear yards in excess of the number required to be planted in the front yard. Nothing prohibits the planting of ornamental or understory trees in the front yard in addition to the canopy tree requirements. If the applicant has a verifiable and valid reason, as determined by the City's planning and utility departments in their sole discretion, why canopy trees cannot be located in the front yard, the front yard requirement of this subsection may be waived.

Sec. 7.2. Lawn grass.

Grass shall be clean and reasonable free of weeds and noxious pests or diseases. Residential lots must be fully sodded or make adequate use of ground covers or natural vegetation to present a finished appearance with complete coverage, however, sod is limited to 40% of the pervious area or 2,800 square feet, whichever is less. Required grass areas may be sodded, plugged, sprigged, or seeded and shall provide complete coverage planted to industry standards within 180 days. Except as provided below complete coverage shall mean that, once established, not more than ten (10) square feet cumulative of bare ground per one-quarter (1/4) acre of grass area is exposed. On slopes greater than fifteen (15) percent complete coverage of required grass areas shall mean that, once established, not more than five (5) square feet cumulative of bare ground per one-quarter (1/4) acres of grass area is exposed. Slopes greater than fifteen (15) percent the sloped area shall be completely covered, as defined above, with either sod, ground cover, or a combination of both to stabilize the slope. Nothing herein shall be construed to prevent the conversion of lawn grass areas to Florida Friendly landscapes except on sloped areas.

Section 14. Prohibited Plant Species. That Section 8.1, Article VIII in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 8.1. Prohibited Plant Species.

The control and elimination of invasive, non-native plant species helps protect the natural vegetative communities existing within the City of Groveland.

- A. Planting. Prohibited plant species shall not be planted or counted toward minimum tree or vegetation requirements.
- B. Prohibited Plants. Prohibited vegetation shall be listed in the Plant List for the City of Groveland.
- C. Removal. Removal and eradication of Prohibited Plant Species listed below shall be a condition of development approval on the parcel. Removal and eradication shall be required within one hundred (100) feet of principal structure(s) or up to fifty (50) feet from the overall limits of construction, whichever is greater.
 1. Plants to be removed. All prohibited plants listed in the FLEPPC invasive exotics list require removal as a condition of development approval.
 2. Prohibited vegetation shall not be required to be removed from wetlands or natural water bodies that are regulated or protected by the Water Management District or other regulatory agencies unless the regulating district or agency grants approval.

Section 15. Irrigation. That Section 8.2, Article VIII in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 8.2. Irrigation.

All landscaping required under this chapter will be required to have an adequate irrigation system as required for the maintenance of the plant material. All street trees, landscape buffers and trees in commons areas must have a separate irrigation system. All landscape and irrigation plans must be signed and sealed by a landscape architect registered in the State of Florida. The city council may grant a waiver and exempt the irrigation system design requirements if the applicant can demonstrate the irrigation system design requirements are shown to be excessive or unreasonable due to unusual site restrictions.

Section 16. Installation and maintenance. That Section 8.3, Article VIII in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 8.3. Installation and maintenance.

Proper installation and maintenance of landscaped areas is required in order to ensure the proper functioning of a buffer as a landscaped area which reduces or eliminates nuisances and/or conflicts.

1. All landscaping is to be installed in a professional manner following good nursery practices as set by the Florida Nurserymen's Association.
2. All irrigation systems are to be maintained in an operable manner.
3. The owner is responsible for the maintenance of the landscaping on-site and in grassed rights-of-way adjoining landscape areas.
4. The city may conduct periodic inspections to assure compliance with the maintenance requirements of this section.

5. The responsibility for maintenance of a required landscaped area shall remain with the owner of the property, his successors, heirs, assignees or any consenting grantee or a homeowners association or similar organization.
 - a. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, tilling, fertilizing and spraying, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
 - b. Replacement plantings shall be provided for any required plants which die or are removed due to disease or destruction and shall meet all minimum standards and conform to these regulations.
 - c. Natural watercourses within a landscaped area shall be maintained in a natural condition consistent with the Comprehensive Plan and other applicable regulations.
 - d. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
 - e. Where other uses including pedestrian, bike or other trails are allowed within a landscaped area, these uses shall be maintained for their safe use.

Section 17. Dual Water Meters. That Section 8.4, Article VIII in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 8.4 Dual Water Meters.

The purpose of this section is to more accurately reflect residential sewage usage by recording the amount of outside water usage that is not contributing to the City's wastewater collection system.

All new construction shall require the installation of two water meters on the premises. The second (dual) meter shall be for the purpose of metering water usage that does not enter the City sanitary sewer system. Both meters shall be installed and are subject to all costs, conditions, and inspections as required by the City of Groveland Code of Ordinances, as amended from time to time, and such other reasonable requirements for installation, usage, and inspection as determined by the City to be necessary and appropriate to effectively implement the purpose of the dual water meter policy. The owner of any new construction shall be charged for two meters.

Owners of existing structures may apply to the City for installation of a second (dual) meter to meter non-sanitary sewer water usage pursuant to regulations established by the City. The owner shall pay all costs associated with the dual meter.

The city shall read both meters each month. Billing for sewer usage will be calculated by using the reading from the indoor usage water meter.

Section 18. Variances. That Article IX in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

ARTICLE IX. VARIANCES AND NONCONFORMING LANDSCAPING

Sec. 9.1. Variances.

- A. The city council may waive or reduce a portion of the required landscaping and/or buffering requirements under any one of the following conditions.
 1. The strict application of one or several of these requirements would create a non-conforming use.
 2. When, because of the particular physical surroundings, shape or topographical condition of a property, strict compliance would cause an unreasonable hardship on the property owner.
- B. A variance granted to avoid application of the square footage restriction and percentage restriction on the pervious area of any single family or duplex residential lot that may be irrigated with an installed irrigation system shall not allow irrigation with an installed irrigation system (excluding micro-irrigation and temporary irrigation necessary to establish new plantings) to cover more than 4,500 square feet of the lot not to exceed 70% of the pervious area.

Sec. 9.2. Nonconforming Landscaping.

For landscaping that is nonconforming, the following shall apply:

1. Existing development shall comply with the landscape regulations when the floor area of a structure or parking area is increased by twenty (20) percent or more.
2. In cases where increases are less than the requirements of subsection (1) above, only the new structure, addition, increased parking area or increased vehicular use area shall be buffered in accordance with the provisions of this chapter.
3. Nonconforming landscaping shall not be required to be brought into compliance as a result of a natural disaster.

Section 19. Prohibitions and Penalty for Violations. That Article X in Chapter VII of Appendix B of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

ARTICLE X – PROHIBITIONS AND PENALTY FOR VIOLATIONS

Section 19. Penalties.

Any owner who fails to abide by the requirements of this Chapter VII is subject to a fine and lien on any of owner's real property in accordance with Chapter 28 of the Code of Ordinances of the City of Groveland; however, this is not the exclusive means of enforcement. In addition, the City of Groveland may deny irrigation water service to the property, deny a building permit or any other required approvals associated with the property, and proceed with enforcement thru Chapter 28 as provided above. Nothing prohibits the City from utilizing one or more of the enforcement actions simultaneously.

Section 20. Severability

If any portion of this ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed here from and the remainder of this ordinance

shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

Section 21. Conflict

All ordinances or parts of ordinances, resolutions or parts of resolutions, which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

Section 22. Codification

It is the intent of the City Council of the City of Groveland that the provisions of this chapter shall become and made a part of the City of Groveland Code of Ordinances; and grants authority to the codifier to renumber or re-letter sections, and change the words in this ordinance to section, article, chapter or such other appropriate word or phrase in order to accomplish such intentions.

Section 23. Effective Date

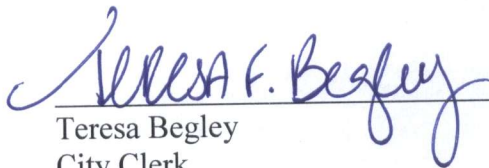
This Ordinance shall become effective immediately upon final adoption by the City Council of the City of Groveland.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 7th day of NOVEMBER, 2011.



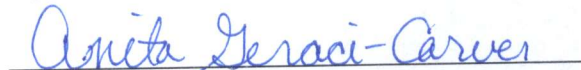
HONORABLE MIKE RADZIK, MAYOR
City of Groveland, FL

ATTEST:



Teresa Begley
City Clerk

Approved as to Form:



Anita Geraci-Carver
City Attorney

Passed First Reading 10/17/2011

Passed Second Reading 11/07/2011

Council Member GEARHART moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member LOUCKS and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik	✓	
Evelyn Wilson	✓	
John Griffin	✓	
Tim Loucks	✓	
James Gearhart	✓	